

# PROPERTY INSPECTION REPORT

Date of Inspection: 11/25/2025 | Size: 1631 | Weather:



## MEEKS

PROPERTY INSPECTIONS

INTERNACHI® CERTIFIED

INSPECTOR: Howard "Brad" Meeks  
HI9966



907 Red Dandy Drive, Orlando, FL

INSPECTION PREPARED FOR:

Lucky Buyer

AGENT: Super Agent

4 POINT | WIND MITIGATION | MOLD INSPECTION | SEWER SCOPE

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## Report Summary

On this page you will find a brief summary of **Major** & **Minor** concerns of the inspection. The complete list of items noted is found throughout the body of the report, including normal maintenance items. **Be sure to read your entire report!**

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because the inspector does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

If there are no comments in **RED** or **BLUE** below, there were no **Critical** system or safety concerns with this property at the time of inspection.

### Major Defects

#### Roof

Page 12 Item: 2	Flashing	<ul style="list-style-type: none"> <li>The plumbing vents showed signs of damage from squirrels. Squirrels like to chew on the lead flashing and can eventually make a hole large enough to cause a leak. I recommend having plastic vent covers placed on the vents to protect them from damage.</li> </ul>
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#### Attic

Page 16 Item: 3	Roof Sheathing	<ul style="list-style-type: none"> <li>Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Moisture meter testing showed no elevated moisture levels in affected areas at the time of the inspection. Either the source of the leak has been corrected, or the lack of recent rain may have allowed sufficient time for the sheathing to dry. The Inspector recommends that before the expiration of your Inspection Objection Deadline that this area be leak-tested by a qualified roofing contractor to determine the chances for future leakage.</li> </ul>
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#### Exterior Areas

Page 22 Item: 5	Balcony/Deck	<ul style="list-style-type: none"> <li>Balcony guardrail assemblies were loose and should be made secure by a qualified contractor.</li> </ul>
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**Heat/AC**

Page 30 Item: 2	Air Handler	<ul style="list-style-type: none"> <li>The evaporator coils and blower were dirty and need to be cleaned. Failure to keep these items maintained can lead to higher energy costs and shortened life expectancy of the HVAC system. Recommend cleaning by a licensed HVAC technician.</li> <li>The inspector noted that the HVAC system did not produce adequate heat when tested. This is an indication that there is an issue with the heat strips or heat pump. Recommend having the system repaired by a licensed HVAC technician.</li> <li>The emergency shut-off switch for the air handler did not function properly. Recommend having this unit replaced. Recommend all repairs be made by a qualified HVAC technician.</li> </ul>
Page 35 Item: 5	Duct Work	<ul style="list-style-type: none"> <li>Ducts in the attic were leaking air at the time of the inspection. The Inspector recommends correction by a qualified contractor to save on energy costs.</li> </ul>

**Plumbing**

Page 39 Item: 3	Water Pressure	<ul style="list-style-type: none"> <li>Water pressure exceeded 80 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Acceptable water pressure is between 40 and 80 psi. Excessively high water pressure can cause leaks and pipe damage. The Inspector recommends contacting the utility company to lower the pressure or installation of a pressure regulator by a qualified plumbing contractor if the home is not equipped with one.</li> </ul>
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**Interior Areas**

Page 42 Item: 6	Floors/Ceiling/Wall's Condition	<ul style="list-style-type: none"> <li>Stains on the ceiling visible at the time of the inspection appeared to be the result of leakage from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed elevated levels of moisture present in the affected areas, indicating that the leakage had been recent. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction and repair.</li> </ul>
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**Bathrooms**

Page 50 Item: 3	Toilets	<ul style="list-style-type: none"> <li>The toilet was leaking at the tank. Recommend repair or replacement by a licensed plumber.</li> </ul>
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## Minor Defects

### Roof

Page 10 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>Asphalt composition shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection.</li> </ul>
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### Structure

Page 13 Item: 3	Siding	<ul style="list-style-type: none"> <li>The home had visible gaps in areas of the siding covering exterior walls. The Inspector recommends application of an appropriate sealant at these areas to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.</li> </ul>
Page 14 Item: 4	Exterior Trim/Soffits	<ul style="list-style-type: none"> <li>The fascia needs to be painted in places to prevent damage. The Inspector recommends repair by a qualified painter.</li> <li>One or more screens for the soffit vents were damaged. These are to prevent rodents from entering the attic. Recommend repair.</li> </ul>

### Attic

Page 18 Item: 6	Attic Plumbing	<ul style="list-style-type: none"> <li>Plumbing vent pipes visible in the attic had inadequate slope. The Inspector recommends correction by a qualified contractor.</li> </ul>
Page 18 Item: 7	Insulation	<ul style="list-style-type: none"> <li>The attic was missing insulation over areas of significant size. This condition can result in increased heating and cooling costs and reduced comfort levels. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor.</li> </ul>

### Exterior Areas

Page 21 Item: 2	Exterior Lighting	<ul style="list-style-type: none"> <li>A light fixture mounted at the balcony was inoperable at the time of the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. This light fixture should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire hazard, and an inspection and any necessary work should be performed by a qualified electrical contractor.</li> </ul>
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### Grounds

Page 23 Item: 4	Irrigation	<ul style="list-style-type: none"> <li>The inspector noted a broken sprinkler head. These should be replaced to avoid wasting water. All work should be performed by a qualified contractor.</li> </ul>
Page 24 Item: 5	Vegetation	<ul style="list-style-type: none"> <li>The tree branches overhung the roof and need to be cut back to prevent damage to the shingles.</li> </ul>

**Heat/AC**

Page 28 Item: 1	Air Conditioner	<ul style="list-style-type: none"> <li>The coils on the condenser were dirty and in need of cleaning. Dirty coils can lead to reduced system efficiency and put strain on parts such as fan motors &amp; capacitors. Recommend having the unit cleaned by a licensed hvac technician.</li> </ul>
Page 30 Item: 2	Air Handler	<ul style="list-style-type: none"> <li>The Inspector noted that the area around the air handler had moisture damage from what appears to have been a condensate backup. Recommend having the area repaired by a licensed contractor.</li> </ul>
Page 35 Item: 5	Duct Work	<ul style="list-style-type: none"> <li>The Flexduct was not properly supported. This can cause restrictions in air flow and increase heating and cooling cost. Recommend repair by a qualified HVAC technician.</li> <li>Some of the flex duct installed had sharp bends. This will reduce airflow to these rooms. Recommend correction by a licensed hvac technician.</li> </ul>

**Interior Areas**

Page 41 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> <li>The smoke detectors protecting sleeping areas were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.</li> <li>The inspector noted that the home had areas with missing smoke detectors. Recommend replacement.</li> </ul>
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**Kitchen**

Page 45 Item: 2	Cabinets/Counters	<ul style="list-style-type: none"> <li>The floor of the kitchen sink cabinet exhibited damage from past moisture intrusion. Recommend repair by a licensed contractor.</li> </ul>
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**Bedrooms**

Page 48 Item: 3	Electrical	<ul style="list-style-type: none"> <li>An electrical receptacle in this bedroom had a damaged or missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.</li> </ul>
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**Bathrooms**

Page 49 Item: 2	Showers/Tub	<ul style="list-style-type: none"> <li>This shower faucet had a loose or damaged handle at the time of the inspection. Recommend replacement.</li> </ul>
Page 50 Item: 4	Sinks	<ul style="list-style-type: none"> <li>Flex pipe material was used in part of the drain plumbing. Flex pipe is known to clog and eventually crack causing leaks. It is commonly used by non-professionals due to its ease of installation. Recommend replacing this section with approved PVC material.</li> </ul>



Page 51 Item: 6	Bathroom Ventilation	<ul style="list-style-type: none"><li>• No exhaust fan was provided for a bathroom. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.</li></ul>
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## **Doors & Windows**

Page 53 Item: 1	Exterior Doors	<ul style="list-style-type: none"><li>• An exterior door exhibited general moderate damage or deterioration at the time of the inspection. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.</li><li>• The door in the master bedroom has had the strike plates replaced at some point. The way they are installed now is causing the door to not sit against the weather stripping. Recommend correction by a licensed contractor.</li></ul>
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## Inspection Details

Thank you for choosing Ocoee Home Inspections to perform this General Home Inspection. The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

Do a Final Walk-Through. Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems. Because performing research lies beyond the InterNACHI Standards of Practice, does not typically include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or structure setbacks. Any comments on proper installation are by courtesy only. Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors (InterNACHI) at [www.nachi.org/sop](http://www.nachi.org/sop). The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Text Color Code:

**BLACK**- Denotes general/descriptive comments on the systems and components installed at the property. Items with no deficiencies found are listed here as well.

**RED**- Denotes items of significant deficient components, safety hazards & common repairs that usually cost more than \$500.

**BLUE**- Denotes items with minor repairs . These include comments of deficiencies which are less than significant; or comments of recommendations and routine maintenance.

**Green**- Denotes recommendations, maintenance tips or notes about system age. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

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## 1. Time of Inspection

### Inspection time:

- Inspection start time 1pm
- Inspection end time 4pm

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## 2. Home Type

### Home Type:

- Single Family Home

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## 3. Year of Original Construction

### Year built:

- The home was originally constructed in approximately 2000

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## 4. Square Footage

### Size:

- 3000 Square Feet

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## 5. Attendance

### In Attendance:

- Client present

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## 6. Occupancy

### Occupancy:

- The home was unoccupied and was empty of furniture at the time of the inspection.

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## 7. Weather Conditions

### Weather:

- During the inspection the weather was Sunny

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## 8. Utilities

### Utilities:

- All utilities were on at the time of the inspection.



## Exterior Views

### 1. Exterior Views





In accordance with the Standards of Practice pertaining to *Roof Systems*, this report describes the roof coverings, any need of correction, observed indications of active roof leaks, and the method used to inspect the roof. **The Inspector SHALL** inspect from ground level or the eaves: the roof-covering materials, the gutters, downspouts, vents, flashing, skylights, chimney, and other roof penetrations, and the general structure of the roof from the readily accessible panels, doors or stairs. **The Inspector is NOT** required to walk on any roof surface, predict the service life expectancy, inspect underground downspout drainage pipes, remove debris that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, walk any roof areas that appear, in the opinion of the inspector, to be unsafe or cause damage, perform a water test, warrant or certify the roof, confirm proper fastening or installation of any roof-covering material.

## 1. Roof Condition

### Inspection Method:

- The Inspector inspected the roof and its components by walking the roof. For areas of the roof that were not accessible the inspector used a drone to capture photos of defects.

### Materials:

- "Architectural" style shingles
- Metal (Exposed Fastener)
- Install Year: 2012

### Observations:

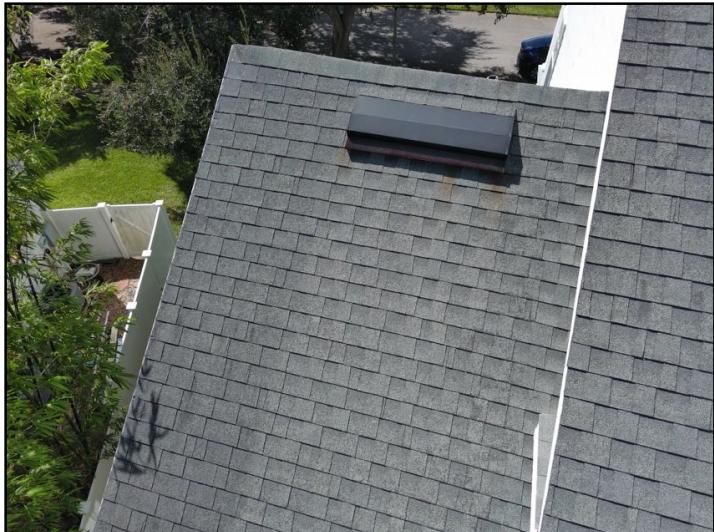
- The age of the roof system is nearing or past the 15 year mark. Due to this you may start running into issues with insurance once a shingle roof reaches 15 years of age. This can reduce the number of companies willing to write policies on the home. It's recommended to consult with your insurance agent to find out how this can affect you in the near future.
- Asphalt composition shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection.



Architectural shingle roof installed in 2012. The roof has heavy granule loss and I had to use a drone on the steep parts due to the age. Due to the age you will start to run into issues with insurance.



I am not sure when the porch roof was installed. It's probably original.





## 2. Flashing

### Observations:

- The plumbing vents showed signs of damage from squirrels. Squirrels like to chew on the lead flashing and can eventually make a hole large enough to cause a leak. I recommend having plastic vent covers placed on the vents to protect them from damage.



There is a chewed up plumbing vent on the right side from squirrels. I would seal around the pipe and put covers over them.

## 3. Chimney

### Observations:

- The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.

## 4. Gutters

### Observations:

- The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.



In accordance with the Standards of Practice pertaining to *Structures*, this report describes the foundation and methods used to inspect if crawl space is present, methods used to inspect the attic space if present, floor structure, wall structure, ceiling structure, roof structure, insulation in unfinished spaces. ***The Inspector SHALL*** inspect structural components including visible portions of the foundation, walls, posts, beams, columns, joists, trusses and framing, interior walls, ceilings, floors, steps, stairways, railings, countertops and installed cabinets, garage doors and door operators, insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, mechanical ventilation systems. ***The Inspector IS NOT*** required to enter unsafe or unsanitary conditions, inadequate clearances or has the potential to damage ductwork, electrical components or stored items, provide any engineering or architectural service, offer an opinion as to the adequacy of any structural system, operate sump pumps with inaccessible floats, identify size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists spans or support beams.

## 1. Foundation

### **Configuration:**

- Slab-on-grade

### **Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

## 2. Exterior Walls

### **Construction:**

- Material type: Wood Framed

### **Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

## 3. Siding

### **Materials:**

- Fiber Cement

### **Observations:**

- The home had visible gaps in areas of the siding covering exterior walls. The Inspector recommends application of an appropriate sealant at these areas to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.



I would caulk this hole at the back right.

## 4. Exterior Trim/Soffits

### Observations:

- The fascia needs to be painted in places to prevent damage. The Inspector recommends repair by a qualified painter.
- One or more screens for the soffit vents were damaged. These are to prevent rodents from entering the attic. Recommend repair.



There is some fascia with minor damage to it on the left side. I would have this painted so it doesn't decay further.



It's hard to see but there is an opening in the soffit over this area on the left. It should be sealed up.



There is a loose soffit screen over the front that needs to be put back in place.





## Attic

### 1. Attic General Condition

#### Inspection Method:

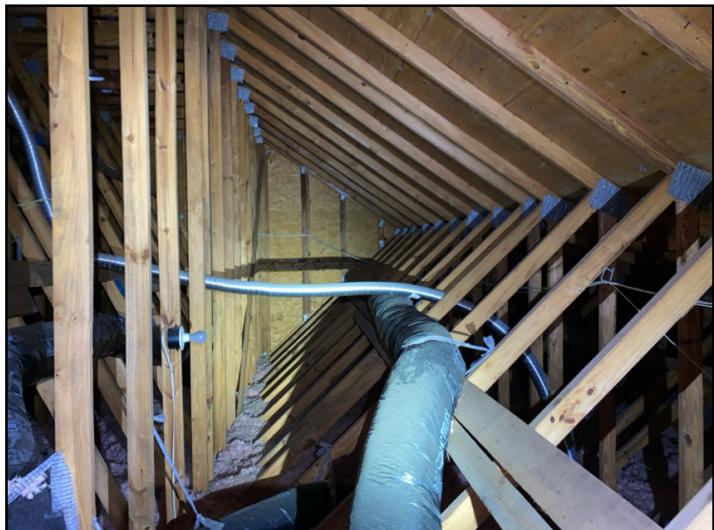
- The Inspector evaluated the attic from inside the attic space.

#### Access Location:

- Garage
- Bedroom Closet

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition inside the attic. Notable exceptions will be listed in this report.



Garage attic

### 2. Roof Framing

#### Type:

- The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way.

#### Observations:

- The Inspector observed no deficiencies in the roof framing at the time of the inspection.

### 3. Roof Sheathing

#### Materials:

- Plywood

#### Observations:

- Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Moisture meter testing showed no elevated moisture levels in affected areas at the time of the inspection. Either the source of the leak has been corrected, or the lack of recent rain may have allowed sufficient time for the sheathing to dry. The Inspector recommends that before the expiration of your Inspection Objection Deadline that this area be leak-tested by a qualified roofing contractor to determine the chances for future leakage.



There were a handful of stains on the sheathing. They all tested dry but we haven't had a lot of rain in the last few days. The sheathing will dry out quickly. You may want to have the roof leak tested.



There are a lot of stains around the chimney.

## 4. Attic Ventilation

### Type:

- Off ridge vents/Soffit vents

### Observations:

- The Inspector did not observe any deficiencies in the condition of the attic ventilation.

## 5. Electrical

### Observations:

- The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.

## 6. Attic Plumbing

### Observations:

- Plumbing vent pipes visible in the attic had inadequate slope. The Inspector recommends correction by a qualified contractor.



This plumbing vent in the attic is sloped downwards. This needs to be sloped up so it doesn't hold water.

## 7. Insulation

### Materials:

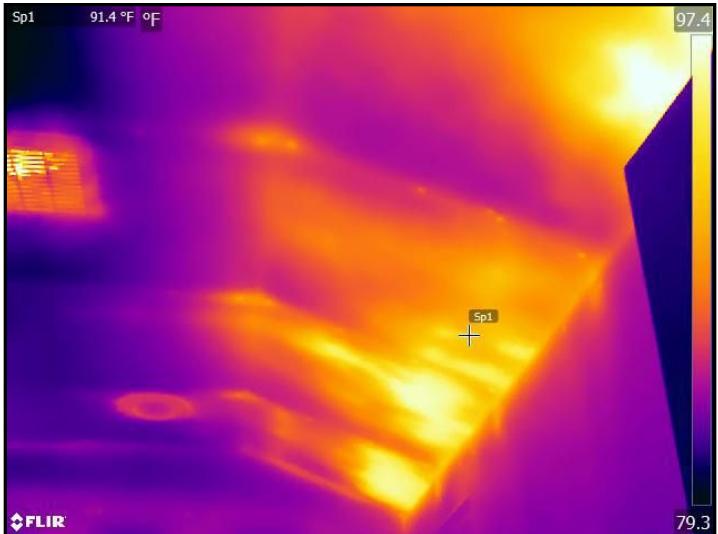
- Blown-in fiberglass

### Depth:

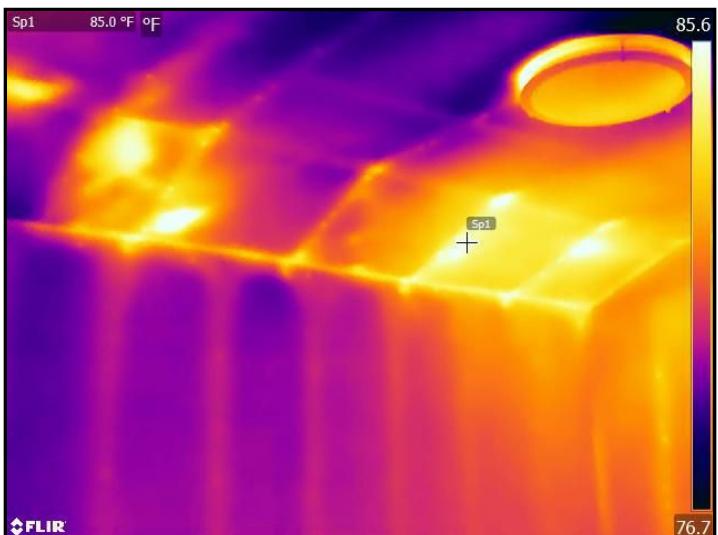
- Attic floor insulation depth averages 8 to 10 inches

### Observations:

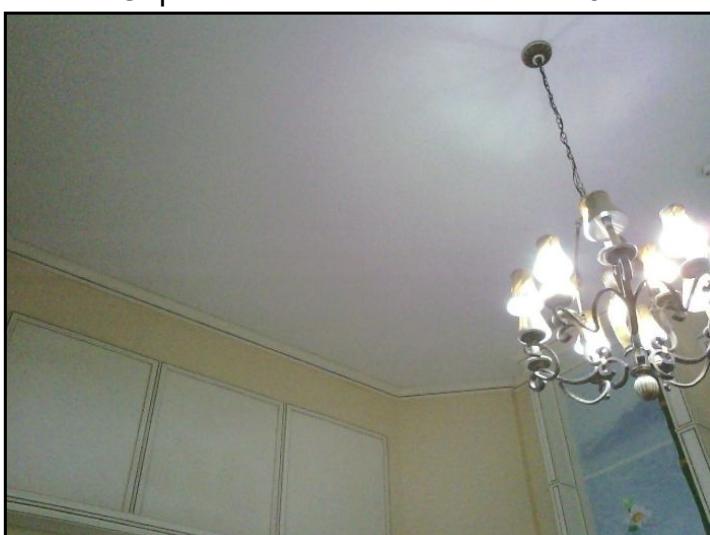
- The attic was missing insulation over areas of significant size. This condition can result in increased heating and cooling costs and reduced comfort levels. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor.



Gaps in the insulation over bathroom 1



Gaps in insulation over bedroom 3



Half of the ceiling in the living room does not have insulation installed.



## Garage

### 1. Garage General Condition

#### Configuration:

- The home had a 2-car detached garage

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.



### 2. Garage Door

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

### 3. Automatic Opener

#### Observations:

- The automatic garage door opener responded to the controls at the time of the inspection.

### 4. Electrical

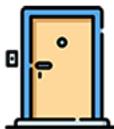
#### Observations:

- Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection.

### 5. Floors/Ceiling/Walls Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floors/ceiling/walls.



## Exterior Areas

In accordance with the Standards of Practice pertaining to *Exteriors*, this report describes the exterior wall coverings and trim. **The Inspector SHALL** inspect the siding, flashing and trim, all exterior doors, attached or adjacent decks, balconies, steps, porches and their associated railings, eaves, soffits, and fascias where accessible from the ground level, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building, adjacent or entryway walkways, patios, driveways and exterior lighting. **The Inspector is NOT** required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting, inspect items including window and door flashings that are not visible or readily accessible from the ground, inspect soil conditions, inspect recreational facilities, inspect seawalls, break walls or docks, inspect underground utilities, inspect underground items, inspect wells or springs, inspect solar systems, determine the integrity of thermal window seals, inspect proof of safety-type glass, inspect septic systems or cesspools, inspect playground equipment, inspect drain fields or dry wells, operate or evaluate remote-control devices, or test door or gate operators.

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### 1. Exterior Electrical

**Observations:**

- At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.

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### 2. Exterior Lighting

**Observations:**

- A light fixture mounted at the balcony was inoperable at the time of the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. This light fixture should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire hazard, and an inspection and any necessary work should be performed by a qualified electrical contractor.



The lights at the balcony did not work. The bulbs are most likely just burned out.

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### 3. Faucets

**Observations:**

- At the time of inspection the inspector noted no deficiencies in the condition of the exterior faucets.

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### 4. Patio/Porch

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio/porch.

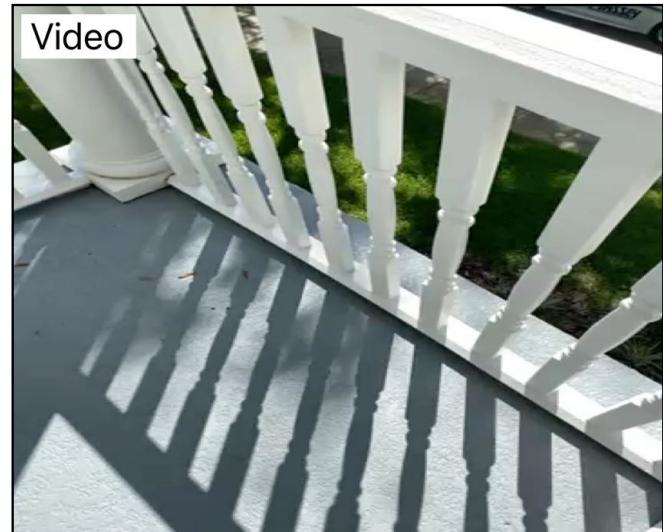
## 5. Balcony/Deck

### Observations:

- Balcony guardrail assemblies were loose and should be made secure by a qualified contractor.



The bottom of this guard rail is not secure.



Video showing the guardrail



## Grounds

### 1. Grading

#### Observations:

- The grading around the home appeared to have adequate slope away from the foundation

### 2. Driveway/Walkway

#### Observations:

- The Inspector observed no deficiencies the driveway/walkway condition at the time of the inspection.

### 3. Fence/Gates

#### Materials:

- Vinyl

#### Observations:

- The inspector observed no deficiencies in the condition of the fences at the time of the inspection.

### 4. Irrigation

#### Observations:

- The inspection of the irrigation system is limited to checking if there are any broken heads/pipes and if all zones operate. The irrigation system is not checked for proper watering time or proper spray patterns. We recommend having an irrigation technician out to fully evaluate the system and to make any adjustments if necessary.

- The inspector noted a broken sprinkler head. These should be replaced to avoid wasting water. All work should be performed by a qualified contractor.



Broken head



Broken head

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## 5. Vegetation

### *Observations:*

- The tree branches overhung the roof and need to be cut back to prevent damage to the shingles.



I would trim back these tree limbs at the front so they don't rub on the shingles.



## Electrical

In accordance with the Standards of Practice pertaining to *Electrical Systems*, this report describes the amperage rating of the service, location of main disconnects and sub panels, manufacture of service equipment panels and wiring method or type. **The Inspector SHALL inspect** the service entry, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service & sub panels, conductors, over current protection devices, all accessible installed lighting fixtures, switches and receptacles, GFCI & AFCI outlets, smoke & carbon monoxide detectors, report on the presence of solid aluminum branch circuit wiring, presence of electrical panels or components with a documented history of functional defects, presence of obsolete wiring or components, knob & tube wiring, fused over protection devices or ungrounded systems, and ungrounded receptacles, presence of unrated electrical components, presence of undersized wiring, double tapped wires, improperly protected wiring, presence of overheating electrical components, lack of grounding, faulty GFCI breakers, mixing low voltage with high voltage in panels, cabinets or conduits when visible. **The Inspector is NOT required** to inspect remote control devices unless the device is the only control device, security alarm systems and components, low voltage wiring, systems and components, ancillary wiring and systems not part of the primary electrical power distribution system.

### 1. Service Panel

**Manufacturer:**

- Manufacturer: General Electric.
- Amps: 200.

**Panel Location:**

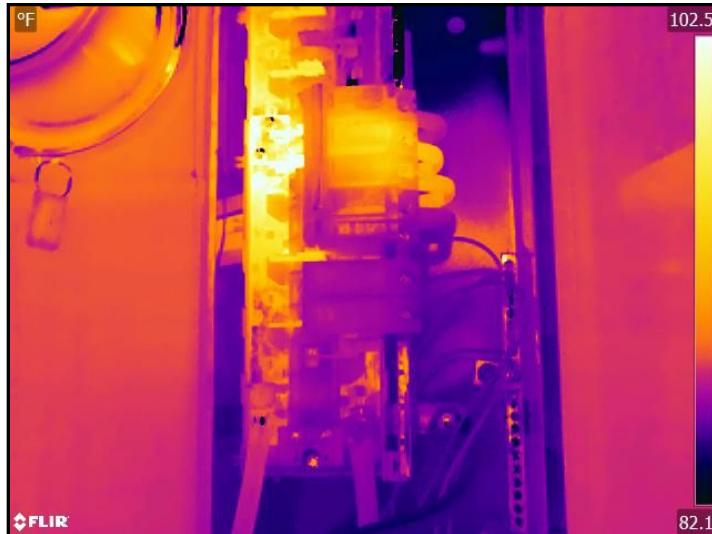
- Exterior

**Condition:**

- The Inspector observed no deficiencies at the electrical service panel at the time of the inspection.



No issues with the electrical



I placed a load on the circuits and scanned the panels to look for over heated/loose wiring. No issues were found.

## 2. Sub-Panel

**Manufacturer:**

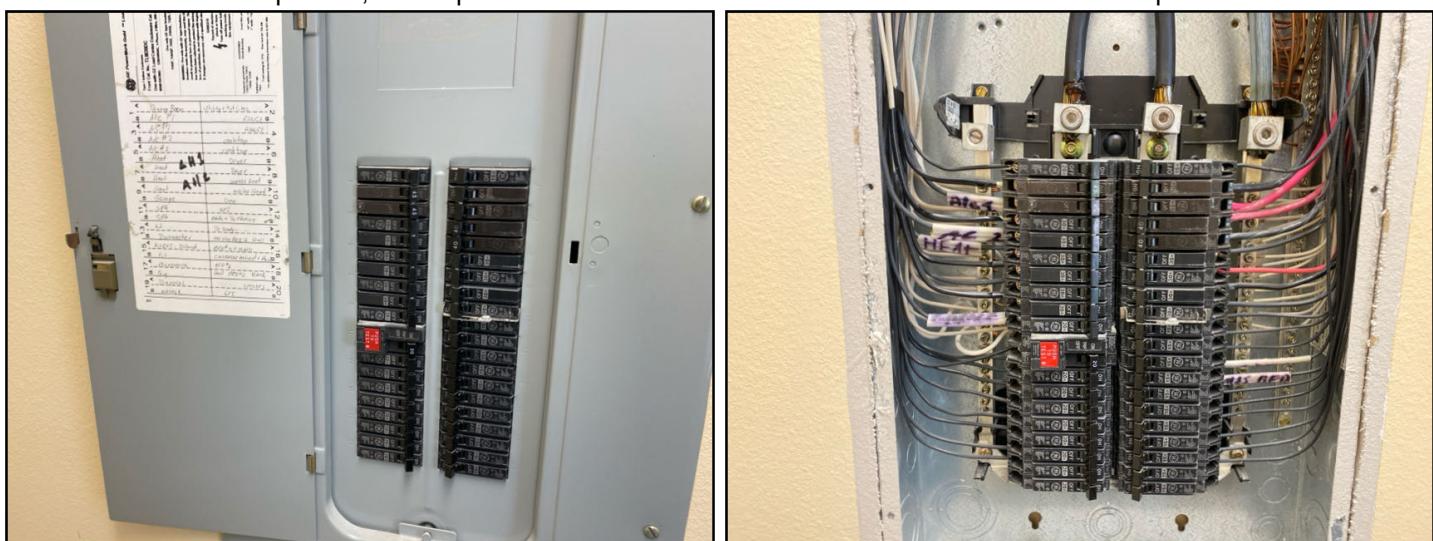
- Manufacturer: General Electric.

**Location:**

- Laundry Room

**Condition:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this sub-panel.





### 3. Branch Wiring

#### Wiring Type:

- Copper-Non-metallic sheathed (Romex type)

#### Condition:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.



In accordance with the Standards of Practice pertaining to *HVAC* systems, the report describes the heating and cooling methods, energy source, heating system capacity, permanently installed components intended to improve air quality or enhance system function. ***The Inspector SHALL inspect*** the location of the air handler, improperly vented combustion vents, heat rise obtained during operation, condition of the condensing unit, evaporator coil when accessible, success or failure of the operator controls, type and condition of ductwork, temperature differential, presence or absence of functional condensate over flow shut-off devices, systems that are inoperable or fail to operate in the manner which was intended, conditions that will result in reduced component life expectancy or premature failure. ***The Inspector IS NOT*** required to inspect interiors of flues or chimneys, heat exchangers, solar space heating systems, electronic air filters, humidistats, determine cooling supply adequacy or distribution balance, determine indoor air quality, operate the air conditioning system or heat pump when ambient temperature poses the potential for damage to the system.

## 1. Air Conditioner

### Manufacturer:

- Manufacturer: Goodman
- 3.5 Ton & 3 Ton

### Age:

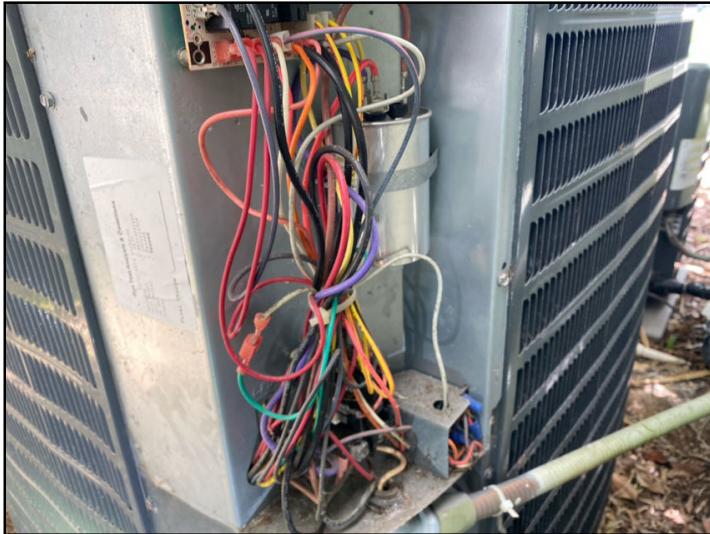
- Manufacture date: 2016 & 2014

### Observations:

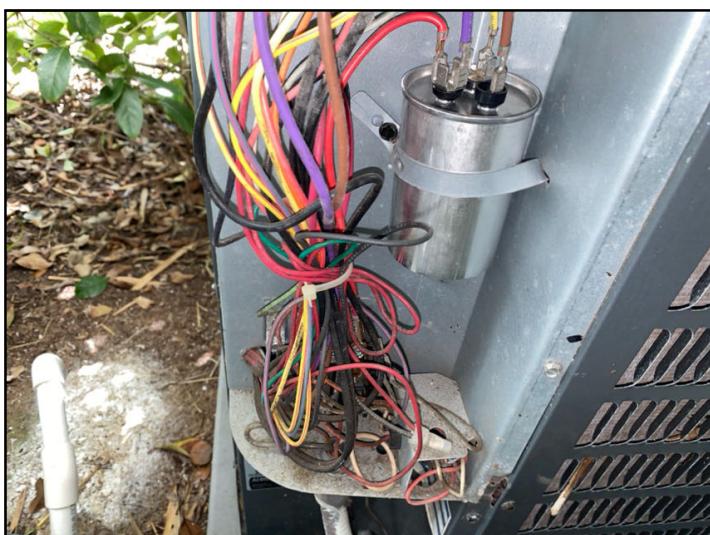
- The coils on the condenser were dirty and in need of cleaning. Dirty coils can lead to reduced system efficiency and put strain on parts such as fan motors & capacitors. Recommend having the unit cleaned by a licensed hvac technician.



There are two systems installed. A 3.5 ton for the downstairs and a 3 ton for the upstairs.



Both units have dirty coils that need to be cleaned



## 2. Air Handler

### Type:

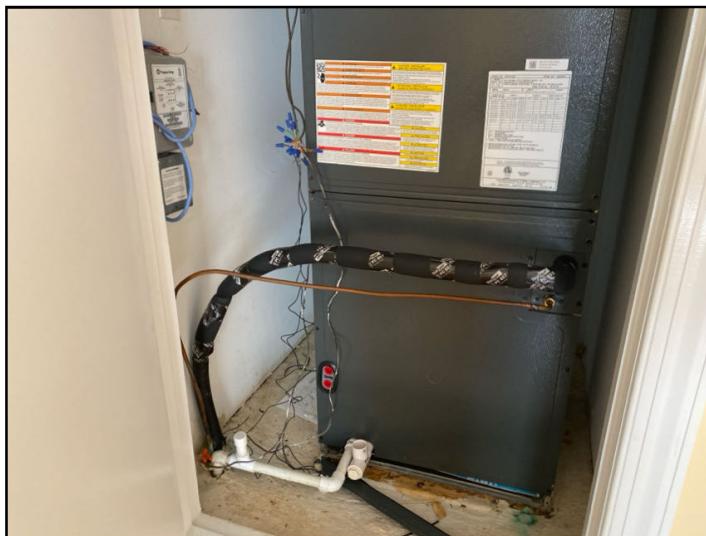
- Type: Electric
- Heating type: Heat Pump with backup electric heat strips

### Manufacturer:

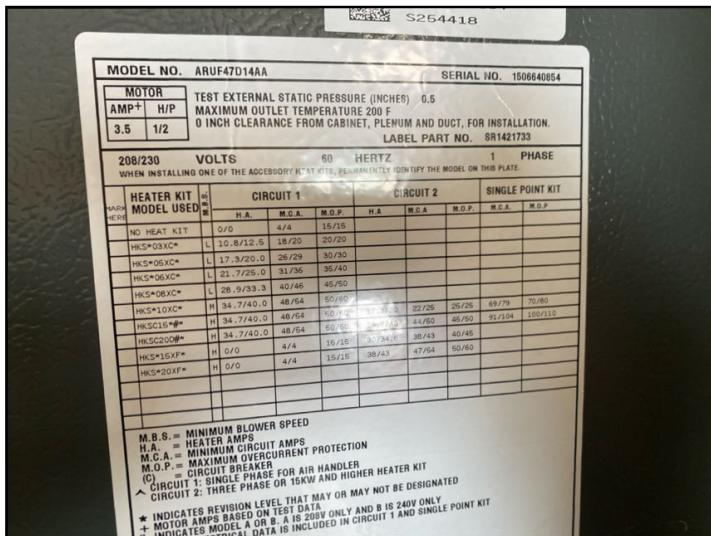
- Manufacturer- Goodman & Daikin
- Manufacture date: 2015 & 2022

### Observations:

- The evaporator coils and blower were dirty and need to be cleaned. Failure to keep these items maintained can lead to higher energy costs and shortened life expectancy of the HVAC system. Recommend cleaning by a licensed HVAC technician.
- The inspector noted that the HVAC system did not produce adequate heat when tested. This is an indication that there is an issue with the heat strips or heat pump. Recommend having the system repaired by a licensed HVAC technician.
- The emergency shut-off switch for the air handler did not function properly. Recommend having this unit replaced. Recommend all repairs be made by a qualified HVAC technician.
- The Inspector noted that the area around the air handler had moisture damage from what appears to have been a condensate backup. Recommend having the area repaired by a licensed contractor.



Downstairs unit





The coils and blower blades are a little dirty and could use a cleaning



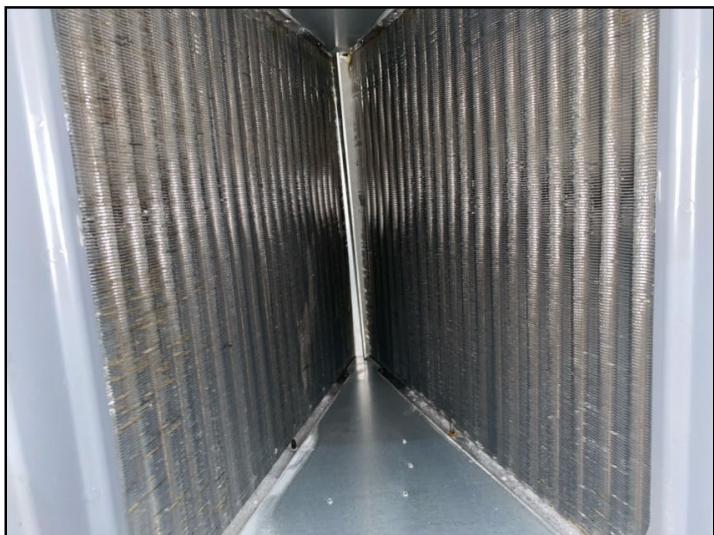
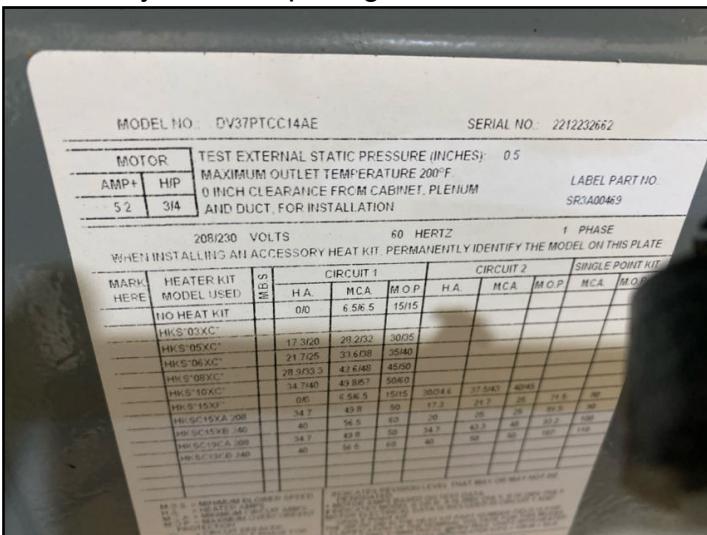
There are stains on the flooring around the downstairs unit from past leaks. The flooring is bowed downwards due to this.



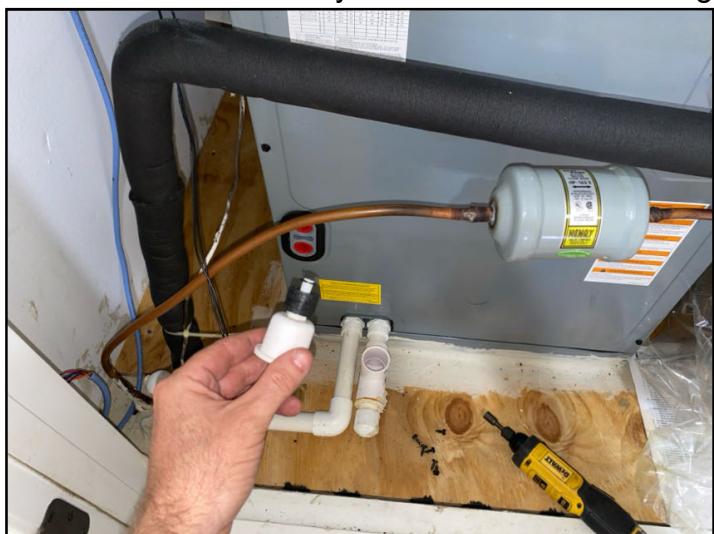
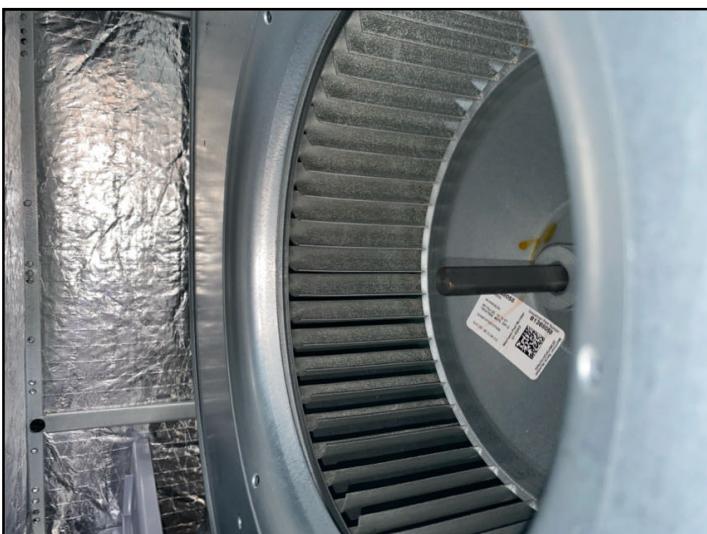
I would caulk around the duct that goes into the attic so you aren't pulling in hot/humid attic air.



Upstairs unit



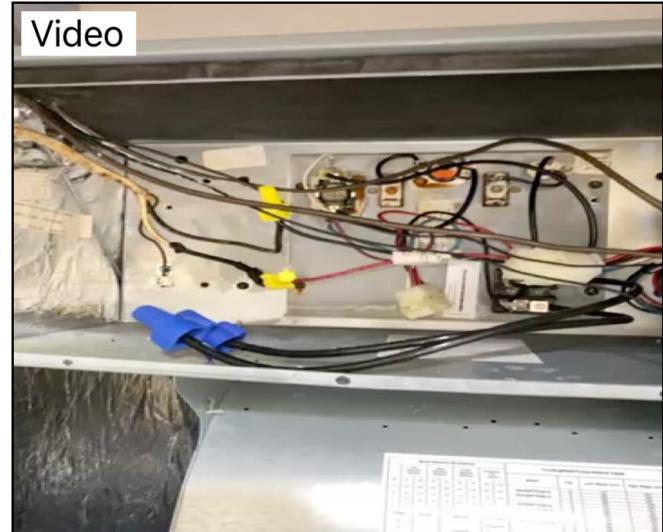
The coils are a little dirty and could use a cleaning



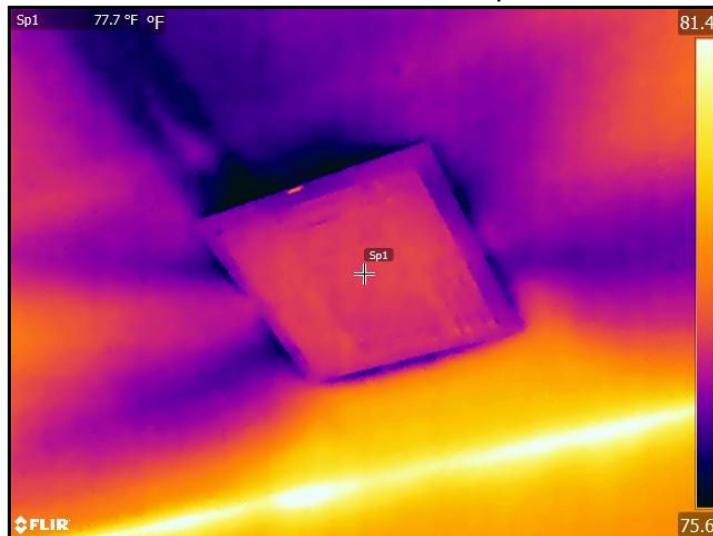
The emergency shutoff switch for the upstairs unit does not work and should be replaced.



Seal around the duct



Video showing the upstairs unit does not appear to be wired up properly. They are using the wire harness that you would use if there were not heat strip kit installed but there is a heat kit.



The upstairs unit turned on but no heat came out when testing in heat mode.

### 3. Temperature Differential

#### **Observations:**

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



The return air temp for both systems was around 76 degrees. Both systems produced a temperature differential that is within the recommended range.



Downstairs cooling- 55 degrees



Upstairs cooling- 59 degrees



Downstairs heating- 93 degrees

#### 4. Return Air

##### **Observations:**

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

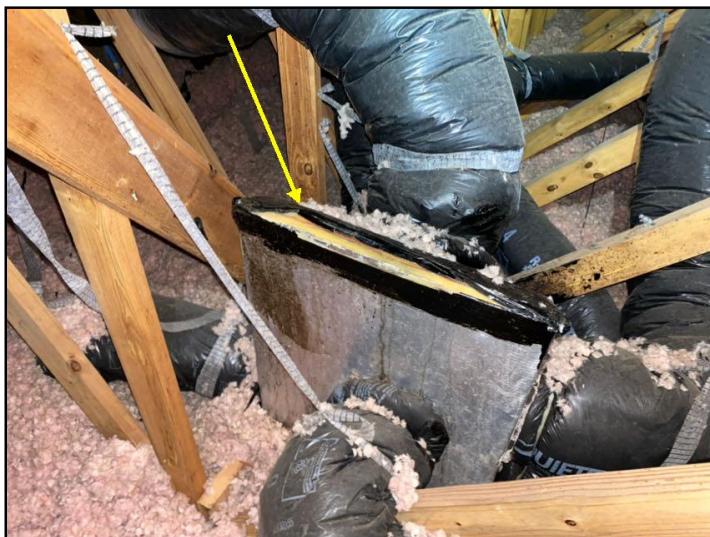
## 5. Duct Work

### Materials:

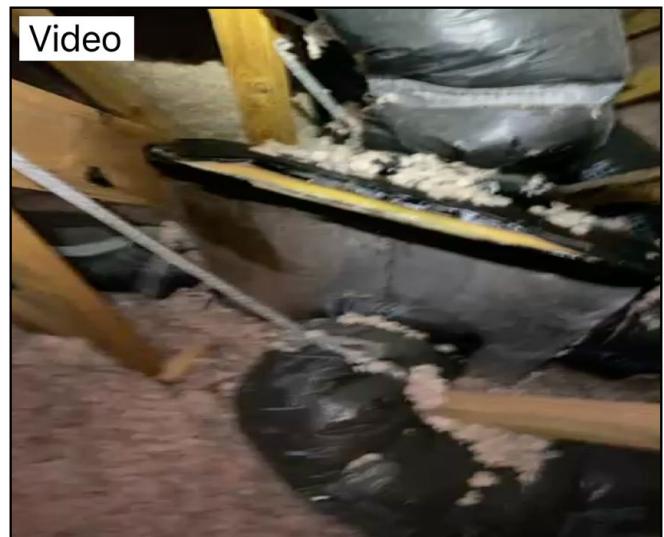
- Flex Duct
- Insulated Duct Board

### Observations:

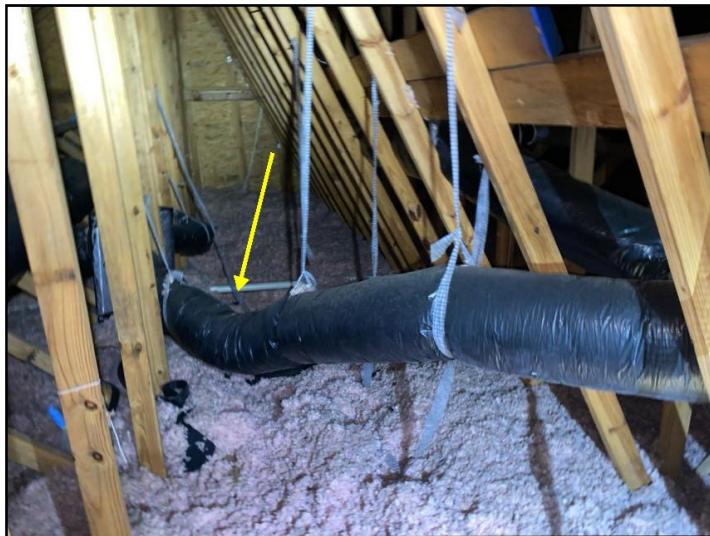
- Ducts in the attic were leaking air at the time of the inspection. The Inspector recommends correction by a qualified contractor to save on energy costs.
- The Flexduct was not properly supported. This can cause restrictions in air flow and increase heating and cooling cost. Recommend repair by a qualified HVAC technician.
- Some of the flex duct installed had sharp bends. This will reduce airflow to these rooms. Recommend correction by a licensed hvac technician.



This duct plenum is leaking a lot of air. This needs to be sealed up.



Video showing the air leak



Portions of the ductwork have sags and need to be supported. Sags will reduce airflow



Some ducts have sharp bends. This will reduce airflow to these rooms/vents.

**Code Check**

**Flex Duct Support**

Flex typical 1 1/2-in. straps @ 5 ft., round metal horizontal duct support typical 1/2-in. metal straps or 12-gauge wire every 10 ft. support bands

Sag max. 1/2 in. per foot of support spacing

Min. 12 gauge

© Code Check 2019

**Code Check**

**Flexible Duct Bends**

The radius of the turn at the center line must be no less than the diameter of the duct.

VIOLATION! No kinks in ducts

Ducts should extend a few in. beyond a sheet metal connection before bending.



In accordance with the Standards of Practice pertaining to *Plumbing*, this report describes the plumbing materials. **The Inspector SHALL inspect** the interior water supply and distribution systems including fixtures, faucets and components not encased in floors, walls, ceilings or otherwise hidden from view, inspect drain, waste & vent systems, water heating equipment, shower stalls, vent systems, drainage sumps, sump pumps and related piping. **The Inspector SHALL describe** the water supply, drain, waste and vent materials, water heating equipment, location of main water and fuel shut-off valves and type of irrigation system. **The Inspector IS NOT** required to inspect wells or water storage equipment, water conditioning systems, solar heating systems, fire sprinkler systems, private waste disposal systems, determine whether waste disposal systems are public or private, the quality or quantity of the water supply, operate safety valves or shut-off valves.

## 1. Plumbing

### Supply Material:

- CPVC

### Drainage Material:

- PVC

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible plumbing.



Photo showing the flow gauge on the main water meter & irrigation meters.



The main water shutoff is on the right side

## 2. Water Heater

### Type:

- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

### Manufacturer:

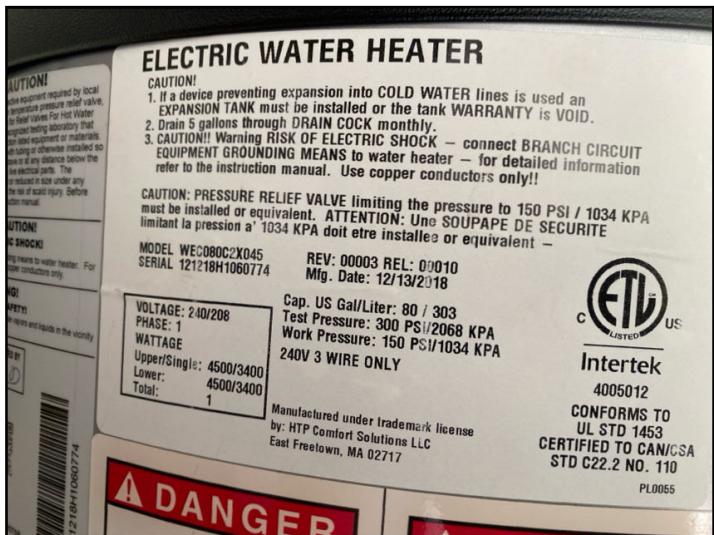
- Manufacturer: Westinghouse
- Manufacture date- 2018
- Location: Closet.
- Gallons: 80 gallon.

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



80 gallon unit manufactured in 2018





Water temp- 110 degrees

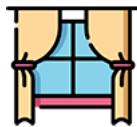
### 3. Water Pressure

#### Observations:

- Water pressure exceeded 80 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Acceptable water pressure is between 40 and 80 psi. Excessively high water pressure can cause leaks and pipe damage. The Inspector recommends contacting the utility company to lower the pressure or installation of a pressure regulator by a qualified plumbing contractor if the home is not equipped with one.



Video showing the water pressure is way too high. This needs to be lowered below 80psi.



## Interior Areas

In accordance with the Standards of Practice pertaining to *Interiors*. **The Inspector SHALL** inspect walls, ceilings, and floors, steps, stairways, and railings, countertops and a representative number of installed cabinets, a representative number of doors and windows. **The Inspector is NOT** required to inspect paint, wallpaper, and other finish treatments, carpeting, window treatments, central vacuum systems, household appliance. If the home is occupied, the contents of the owner may conceal some areas/items. These are exempt from inspection. At the discretion of the inspector, all reasonable attempts are made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

### 1. Interior General Condition

#### **Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be listed in this report.



### 2. Door Bell

#### **Observations:**

- The doorbell responded to the switch at the time of the inspection.

### 3. Electrical

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical receptacles in the community portions of the home.

### 4. Smoke Detectors

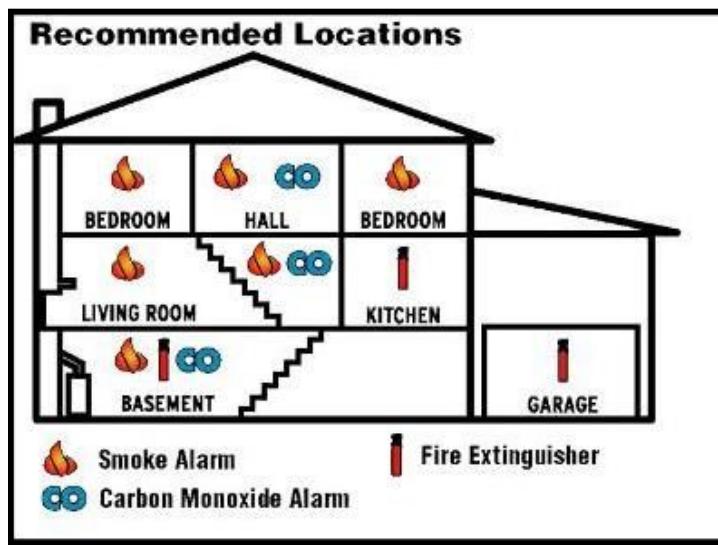
#### Observations:

- The smoke detectors protecting sleeping areas were older and may not be functional. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you have this and any other older smoke detectors tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.
- The inspector noted that the home had areas with missing smoke detectors. Recommend replacement.



There are a few missing smoke detectors

The ones that are in the house are original and should be replaced.



### 5. Stairs & Handrail

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.

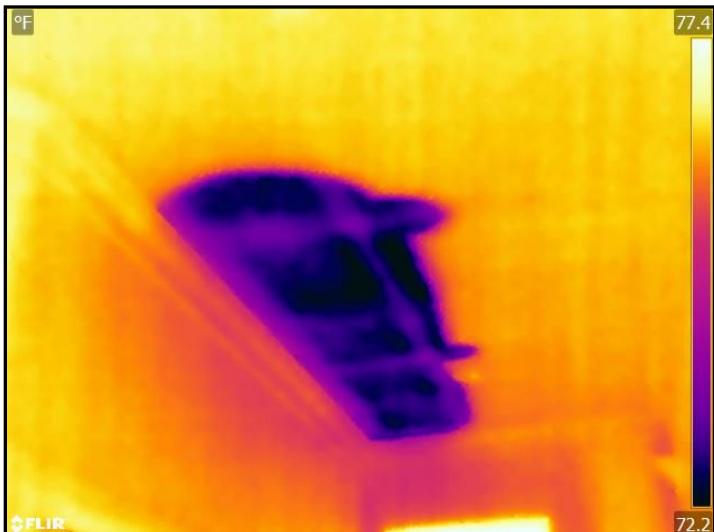
## 6. Floors/Ceiling/Walls Condition

### Observations:

- Stains on the ceiling visible at the time of the inspection appeared to be the result of leakage from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed elevated levels of moisture present in the affected areas, indicating that the leakage had been recent. The source of leakage should be identified and corrected. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction and repair.



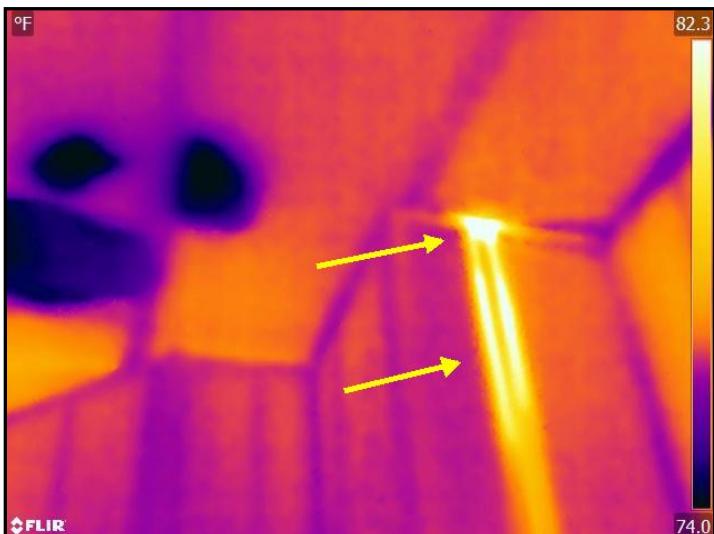
Stains on the ceiling above the front entryway.



Thermal showing the spot is wet. This is below the bathroom above.



Leak detected coming down the wall in the master bathroom.



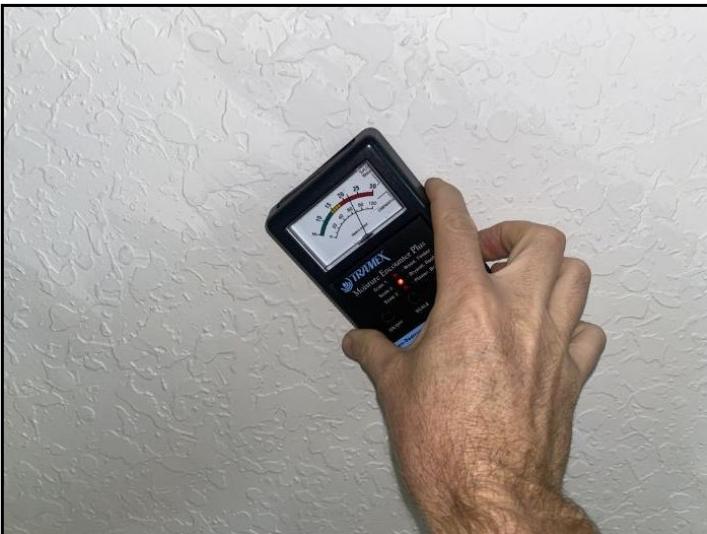
Thermal showing the hot water coming down the wall from the shower.



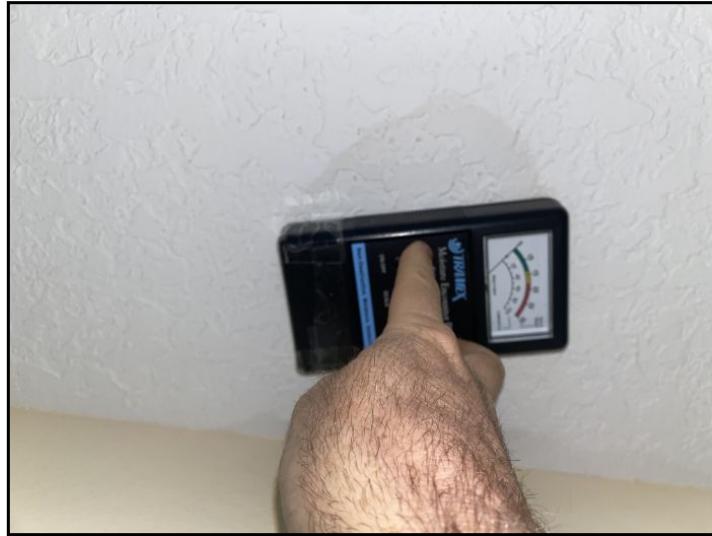
Video showing the area in the master bathroom where water is coming down inside the wall. This is below the shower upstairs.



There is a stain on the ceiling in the dining room. The spot was wet when tested today.



The two spots below the downstairs air handler are dry. This may have been from a past condensate line backup.



Meter showing the spots were dry.

## 7. Fireplace

### Type:

- Wood burning

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the fireplace.
- Inspection of the fireplace consists of a visual inspection of the firebox and areas that are easily seen. We recommend before you use the fireplace for the first time to have it professionally cleaned and inspected by a licensed chimney sweep.



The fireplace doesn't look like it's been used too much. I would still have the flue cleaned before you use it though.

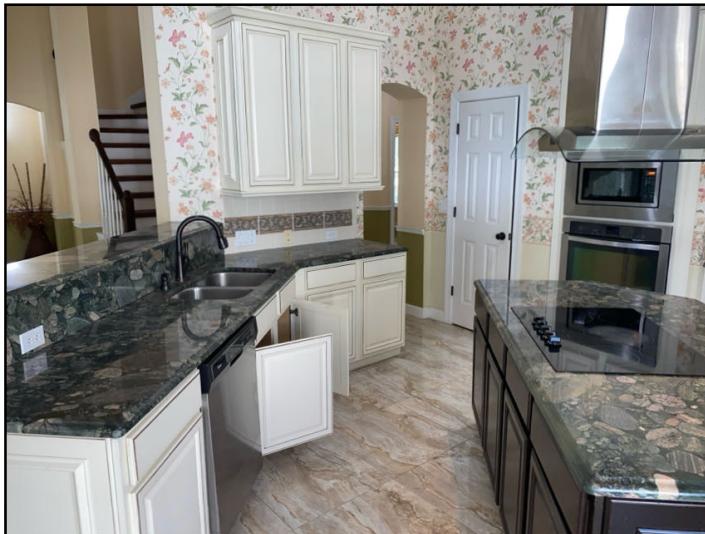


## 1. Kitchen General Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen. Notable exceptions will be listed in this report.

- Most if not all of the kitchen appliances appear to be older. The average lifespan for appliances is between 10-15 years. Although they may have worked during the inspection these older appliances could fail at any time.



## 2. Cabinets/Counters

### Observations:

- The floor of the kitchen sink cabinet exhibited damage from past moisture intrusion. Recommend repair by a licensed contractor.



The bottom of the cabinet below the sink has some damage from past leaks.

### 3. Range/Cooktop

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range/cooktop. The broil, self-cleaning and convection features were not tested. Confirming the oven temperature matches the thermostat temperature lies beyond the scope of a home inspection.

### 4. Range Hood

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan.

### 5. Built-in Oven

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in oven. The broil, self-cleaning and convection features were not tested. Confirming the oven temperature matches the thermostat temperature lies beyond the scope of a home inspection.

### 6. Dishwasher

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. The inspection of the dishwasher is limited to confirming that the unit has power, starts a cycle and drains. Confirming that a dishwasher washes properly, works in every cycle and every feature works lies beyond the scope of a home inspection.

### 7. Microwave

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the microwave. Built-in microwave ovens are tested using normal operating controls and are run for 10 seconds to confirm that the unit powers on. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

### 8. Refrigerator

**Observations:**

- At the time of inspection, the Inspector observed no deficiencies in the condition of the refrigerator.

### 9. Electrical

**Observations:**

- Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection.

### 10. Sinks

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

### 11. Disposal

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.



## Bedrooms

### 1. Bedroom General Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bedrooms. Notable exceptions will be listed in this report.



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Master Bedroom

## 2. Closets

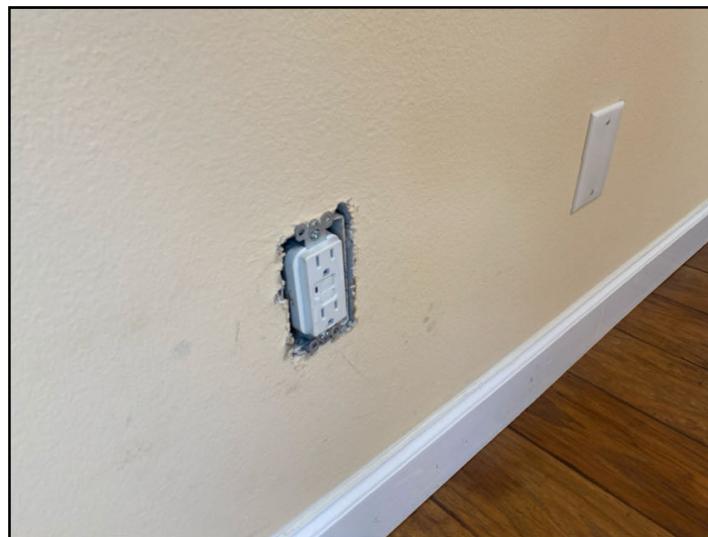
### **Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bedroom closets.

## 3. Electrical

### **Observations:**

- An electrical receptacle in this bedroom had a damaged or missing a cover plate. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified electrical contractor.



A cover plate is needed for this outlet in bedroom 3

## 4. Floors/Ceiling/Walls Condition

### **Observations:**

- The inspector observed no deficiencies in the condition of the floors/ceiling/walls in the bedrooms.



## Bathrooms

### 1. Bathroom General Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathrooms. Notable exceptions will be listed in this report.



Bathroom 1



Bathroom 2



Master Bath



Half Bath

### 2. Showers/Tub

#### Observations:

- This shower faucet had a loose or damaged handle at the time of the inspection. Recommend replacement.



The handle in bathroom 1 is damaged. This will allow water to get behind the tile. I would have it replaced.

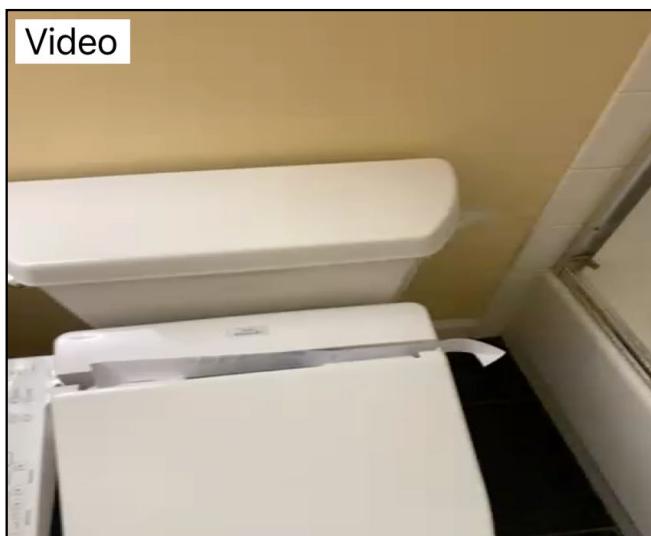


The jetted tub in the master bath works. There is not an access hatch though to get to the pump.

### 3. Toilets

#### Observations:

- The toilet was leaking at the tank. Recommend repair or replacement by a licensed plumber.



Video showing the toilet in bathroom 1 was spraying out of the top of the tank.

### 4. Sinks

#### Observations:

- Flex pipe material was used in part of the drain plumbing. Flex pipe is known to clog and eventually crack causing leaks. It is commonly used by non-professionals due to its ease of installation. Recommend replacing this section with approved PVC material.



Both sinks in the half bath have this cheap flex pipe. I would replace this with standard pvc.

## 5. Cabinets/Counters

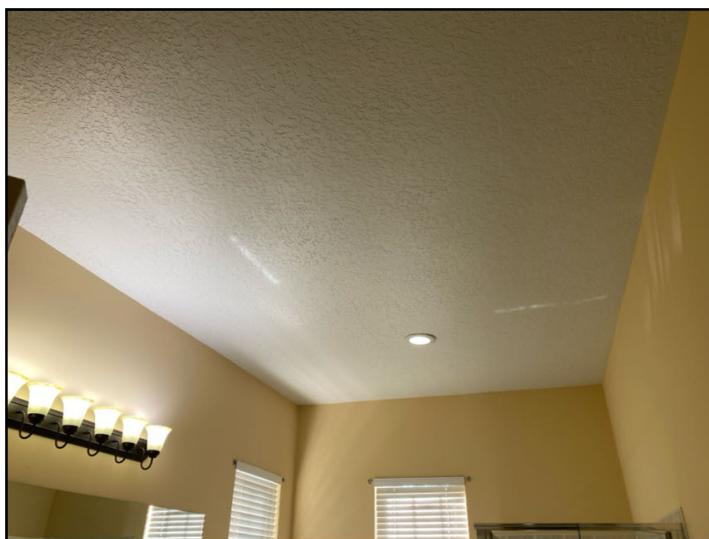
### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

## 6. Bathroom Ventilation

### Observations:

- No exhaust fan was provided for a bathroom. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.



There isn't a vent fan in the main area in the master bathroom. I would have one added

## 7. Electrical

### Observations:

- Electrical receptacles in the bathrooms had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection.

## 8. Floors/Ceiling/Walls Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition floors/ceiling/walls in the bathrooms.



## 1. Laundry General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.



## 2. Washing Machine

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the washing machine. The inspection of the washing machine is limited to confirming that the unit has power, starts a cycle and drains. Confirming that a washing machine washes properly, works in every cycle and every feature works lies beyond the scope of a home inspection.

## 3. Dryer

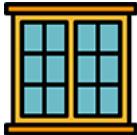
### Observations:

- At time of inspection the inspector noted no deficiencies in the condition of the dryer. The inspection of the dryer is limited inspection to check for the overall condition and functionality of the unit. Testing every feature lies beyond the scope of a home inspection.

## 4. Dryer Vent

### Observations:

- The inside of the dryer vent is not inspected. It is recommended that you have this cleaned before you move in. Clogged dryer vents can start fires and cause the dryer to run less efficiently.



## Doors & Windows

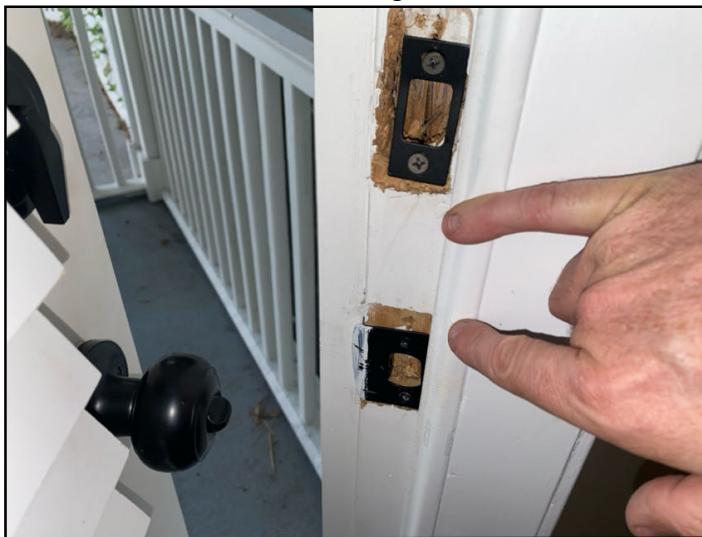
### 1. Exterior Doors

#### Observations:

- An exterior door exhibited general moderate damage or deterioration at the time of the inspection. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.
- The door in the master bedroom has had the strike plates replaced at some point. The way they are installed now is causing the door to not sit against the weather stripping. Recommend correction by a licensed contractor.



The door leading to the garage is decayed at the bottom. This is normal for doors that do not have much of an overhang at the exterior.



They replaced the strike plates on this door in the master bedroom. This is causing the door to not sit flush against the weather stripping when closed. I would have these adjusted.

### 2. Interior Doors

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

---

### 3. Window Condition

**Type:**

- Single pane aluminum

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of windows of the home.



## HVAC & WATERHEATER SURVEY – 2018



### APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Air-Handler	15yr to 20yr	10yr to 15yr	10yr to 15yr
Condensing Unit	10yr to 15yr	10yr to 15yr	10yr to 15yr
Heat-Pump	10yr to 15yr	10yr to 15yr	10yr to 15yr
Furnace	20yr to 25yr	10yr to 15yr	10yr to 15yr
Water-Heater	15yr to 20yr	10yr to 15yr	10yr to 15yr
Tankless Water-Heater	15yr to 20yr	10yr to 15yr	10yr to 15yr

### FLORIDA AVERAGE IN YEARS

Air-Handler	15yr
Condensing Unit	12yr
Heat-Pump	12yr
Furnace	17yr
Water-Heater	15yr
Tankless Water-Heater	15yr



## ROOF SURVEY – 2018



### APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Three Tab Shingles	15yr to 20yr	10yr to 15yr	10yr to 15yr
Dimensional Shingles	20yr to 25yr	20yr to 25yr	15yr to 20yr
Flat Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
S Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
Clay Spanish Tile	20yr to 25yr	25yr to 30yr	20yr to 25yr
Modified Bitumen	15yr to 20yr	10yr to 15yr	10yr to 15yr
Metal	25yr to 30yr	25yr to 30yr	25yr to 30yr
Membrane	15yr to 20yr	10yr to 15yr	10yr to 15yr

### FLORIDA AVERAGE IN YEARS

Three Tab Shingles	15yr
Dimensional Shingles	20yr
Flat Concrete Tiles	25yr
S Concrete Tiles	25yr
Clay Spanish Tile	25yr
Modified Bitumen	15yr
Metal	27yr
Membrane	15yr

OVERALL ROOF AVERAGE IN FLORIDA: 19yrs



## KITCHEN APPLIANCES SURVEY – 2018



### APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Oven-Range	10yr to 15yr	10yr to 15yr	10yr to 15yr
Range Hood	10yr to 15yr	10yr to 15yr	10yr to 15yr
Microwave	10yr to 15yr	10yr to 15yr	10yr to 15yr
Sink Disposal	10yr to 15yr	10yr to 15yr	10yr to 15yr
Dishwasher	10yr to 15yr	10yr to 15yr	10yr to 15yr
Refrigerator	10yr to 15yr	10yr to 15yr	10yr to 15yr
Clothe Washer	10yr to 15yr	10yr to 15yr	10yr to 15yr
Clothe Dryer	10yr to 15yr	10yr to 15yr	10yr to 15yr

### FLORIDA AVERAGE IN YEARS

Oven-Range	12yr
Range Hood	12yr
Microwave	12yr
Sink Disposal	12yr
Dishwasher	12yr
Refrigerator	12yr
Clothe Washer	12yr
Clothe Dryer	12yr